

2 PARCELS
21,289 SQ.FT.

SHEET 1 OF 3 SHEETS

PARCEL MAP NO. 72861



DEC 21 2015

IN THE CITY OF TEMPLE CITY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 13, IN BLOCK "B" OF TRACT NO. 11290, AS PER MAP RECORDED IN BOOK 203, PAGES 13, 14 AND 15 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MINOR LAND DIVISION FOR TWO RESIDENTIAL PARCELS

FILED
AT REQUEST OF OWNER
35 MIN 1 PM
IN BOOK 385
AT PAGE 16-18
OF PARCEL MAPS
LOS ANGELES COUNTY, CA
Register-Recorder/County Clerk
by Alfred J. Thelwell
Deputy
FEE \$ 14.00
D.A. FEE Code 20 \$ 3.00

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNER OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

DEXTER FREER, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY (OWNER)
BY: DEXTER REAL ESTATE CORP. ITS MANAGER

BY: Charles Huang
CHARLES HUANG, PRESIDENT

CATHAY BANK, A CALIFORNIA BANKING CORP., AS BENEFICIARY UNDER A DEED OF TRUST RECORDED JULY 29, 2015 AS INSTRUMENT NO. 20150919538, OFFICIAL RECORDS

BY: Eddie Chang
NAME EDDIE CHANG
TITLE FVP MANAGER

BY: Anna Choi
NAME ANNA CHOI
TITLE 1st VP

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

ON 5/14/2015 BEFORE ME, Ching Ping C. Wu, Notary Public,

PERSONALLY APPEARED Charles Huang, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE Ching Ping C. Wu
NAME PRINTED Ching Ping C. Wu
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION NO. 2015580
MY COMMISSION EXPIRES 7/24/2018

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

ON December 16, 2015 BEFORE ME, Wanda Sze Nai Tung, Notary Public,

PERSONALLY APPEARED Eddie Chang and Anna Choi, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND.

SIGNATURE Wanda Sze Nai Tung
NAME PRINTED Wanda Sze Nai Tung
NOTARY PUBLIC IN AND FOR SAID STATE
MY PRINCIPAL PLACE OF BUSINESS IS
IN Los Angeles COUNTY
MY COMMISSION NO. 1999535
MY COMMISSION EXPIRES November 30, 2016

SIGNATURE OMISSIONS NOTE:

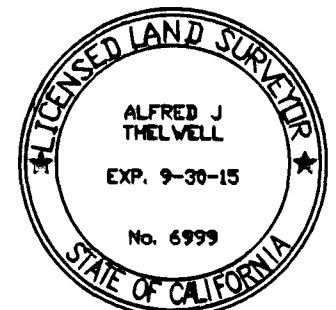
THE SIGNATURES OF THE PARTIES NAMED HEREINAFTER AS OWNERS OF THE INTEREST SET FORTH, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 68436 (a) (3) (A) (i)-(vii) OF THE SUBDIVISION MAP ACT, AS THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE AND SAID SIGNATURES ARE NOT REQUIRED BY THE LOCAL AGENCY.

THE SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION HOLDER OF AN EASEMENT FOR ELECTRIC LINE PURPOSES, BY DEED RECORDED OCTOBER 24, 1958 AS INSTRUMENT NO. 2678 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A TRUE AND COMPLETE FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECTION IN OCTOBER, 2013, IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DEXTER FREER, LLC ON OCTOBER 4, 2013. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY; THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THE NOTES FOR ALL CENTERLINE MONUMENTS AND ALL CENTERLINE TIE MONUMENTS NOTED AS "SET" ARE ON FILE IN THE OFFICE OF THE CITY ENGINEER.

ALFRED J. THELWELL DATE 5-1-15
LS NO. 8999 EXPIRES: 9/30/2015



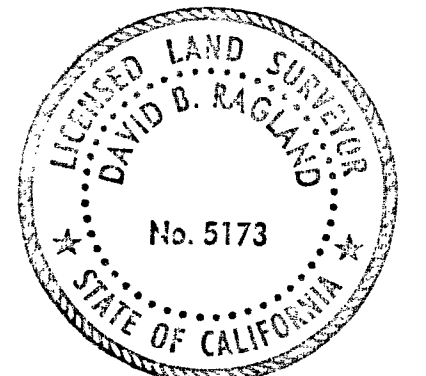
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N80°03'05"E OF THE CENTERLINE OF FREER STREET (FORMERLY KNOWN AS BLACKLEY STREET) AS SHOWN ON THE MAP OF TRACT NO. 11290 RECORDED IN BOOK 203, PAGES 13, 14 AND 15, OF MAPS, RECORDS OF SAID COUNTY.

CITY ENGINEER'S CERTIFICATE:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP; THAT IT CONFORMS SUBSTANTIALLY TO THE TENTATIVE MAP AND ALL APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND SUBDIVISION ORDINANCES OF THE CITY OF TEMPLE CITY APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DAVID B. RAGLAND DATE 5/19/15
ON BEHALF OF THE CITY ENGINEER
LS 5173 EXPIRES: 8/30/2015



SPECIAL ASSESSMENT'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF TEMPLE CITY TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

DAVID J. HOUSE DATE 12-16-15
CITY TREASURER - CITY OF TEMPLE CITY

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF TEMPLE CITY BY MOTION PASSED ON 12/15/2015 APPROVED THE ATTACHED MAP.

PERSE KIM DATE 12/16/2015
CITY CLERK - CITY OF TEMPLE CITY

~~I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF \$ _____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF PARCEL MAP NO. 72861 AS REQUIRED BY LAW.~~

~~EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA~~

~~BY: _____ DATE _____
DEPUTY~~

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 68492 AND 68493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY: Calvin III DATE 12-21-15
DEPUTY



MAP

PARCEL MAP NO. 72861

IN THE CITY OF TEMPLE CITY
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

MINOR LAND DIVISION FOR TWO RESIDENTIAL PARCELS

LINE AND CURVE TABLES

() INDICATES RECORD DATA PER TRACT NO.
11290, M.B. 203-13-15

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	15.00'	23.56' (23.56')	89°59'13" (90°00'00")
C2	15.00'	23.49' (23.48')	89°42'41" (89°41'45")
C3	270.00'	59.58' (59.66')	12°38'35" (12°39'35")
C4	330.00'	57.82' (57.85')	10°02'20" (10°02'40")
C5	15.00'	22.96' (22.95')	87°40'55" (87°40'45")
C6	15.00'	23.57' (23.56')	90°00'49" (90°00'49")
C7	270.00'	35.90' (35.95')	07°37'05" (07°37'40")
C8	270.00'	23.68' (23.71')	05°01'30" (05°01'55")
C9	300.00'	66.20' (66.29')	12°38'35" (12°39'35")
C10	300.00'	65.70' (65.77')	12°32'53" (12°33'40")

LINE TABLE		
LINE	LENGTH	BEARING
L1	14.14'	N35°02'49"E
L2	20.00'	N80°02'49"E
L3	20.00'	N09°57'11"W
L4	14.14'	N54°57'11"W
L5	15.00'	N09°57'11"W